

Section 51

DESIGN REVIEW

Sections:

51.010 Purpose of design review.

51.020 General procedures, notice and timing.

51.010 Purpose of design review.

A. Purpose. Design review is to coordinate, expedite and assure fair, equitable implementation of this title. The objective shall be to encourage development quality that will enhance both the natural and built environments, with full consideration to present and future property values.

51.020 General procedures, notice and timing.

A. Informal Advice and Direction. A person or organization considering any construction, building or site alteration, rezoning or other development activity, with the exception of potential planned unit development applications, may approach the staff for informal advice and direction. Such discussion shall be treated as advisory by both parties and shall record only the fact that contact had been made. No application is required for informal review or advice by the.

B. Formal Application. An application for staff consideration of a development proposal must be submitted utilizing a form available from the planning director. Material to be submitted with the application shall include the elements set forth within the requirements for the type of proposal to be considered, i.e., sketch plan, site plan, conditional use permit, land use permit, planned unit development, etc., as outlined in Section 52. It is recommended that the applicant discuss the application informally with the staff or planning director prior to formal submission to help expedite the process. Depending upon the size of the proposed project, its location and type, the applicant may be directed to one or more agencies for processing

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C. Public Notice. Public notice for any proposal that requires such notice, shall be provided in accordance with section 52.055.

D. Action. For proposals subject to staff review, the staff shall take action to approve, approve with conditions, delay pending submission of revised or additional materials or deny the applicant's proposal.

E. Plan Appeals Procedure. The applicant or certain other parties may appeal a decision of the staff. The criteria for appeals is set forth in Section 58, Plan Appeals Procedure.